

SUBDIVISION REVIEW SHEET

C10/1

CASE NO.: C8-2012-0094.0A

Z.A.P. DATE: November 6, 2012

SUBDIVISION NAME: Creekside Homes

AREA: 8.071 acres

LOTS: 2

OWNER/APPLICANT: Creekside Homes, LP
(Ryan Diependbrock)

AGENT: Perales Engineering LLC
(Jerry Perales)

ADDRESS OF SUBDIVISION: 5616 South 1st Street

GRIDS: G-17

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO & SF-6-CO

PROPOSED LAND USE: Single Family and Public

VARIANCE REQUEST: From 25-4-151 (LDC) which requires a new subdivision connect to adjacent roadways. (See attached memo dated October 31, 2012).

SIDEWALKS: Sidewalks are required along South 1st Street prior to the lot(s) being occupied.

DEPARTMENT COMMENTS: The request is for approval of the replat, namely Creekside Homes; along with variance listed above. The proposed replat is composed of 2 lots on 8.071 acres.

Brief background:

The land included in this replat was initially subdivided under the subdivision – Fairview Baptist Subdivision, Section Two (Vol. 93, P. 365). It was then resubdivided under Turtle Creek Commercial Subdivision, A Resubdivision of Lot 1, Fairview Baptist Subdivision Section Two (Document # 20090022).

Under the previous subdivision, Fairview Baptist Subdivision (Vol 93, P. 365) – restrictions were created to prohibit access to the adjacent Leisure Run Road and Cynthia Drive.

The more recent rezoning, C14-2011-0066, case is continuing these restrictions. City Council has approved that only emergency, bike and pedestrian access be allowed from this site to Leisure Run Road.

There will still be no access to Cynthia Drive as this is not existing public R.O.W.

STAFF RECOMMENDATION: With the approval of the variance listed above, staff recommends approval of this replat. This plat will meet all applicable City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov

PHONE: 974-2767

Transportation Reviewer: Shilpa Bhadsavle
Email address: Shilpa.bhadsavle@austintexas.gov

Phone: 974-6421



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MEMORANDUM

TO: Sylvia Limon, Case Manager
Members of the Zoning and Platting Commission

DATE: October 31, 2012

SUBJECT: Variance Request for 'The Creekside Homes Replat'
Case Number – C8-2012-0094.0A

Recommendation: To approve the variance

The applicant for the above referenced replat is requesting a variance to Title 25 of the Land Development Code (LDC) Section 25-4-151, which requires streets of a new subdivision to be in line with existing streets on adjoining property. The variance is for Cynthia DR and Leisure Run RD.

The site is located within the City of Austin's full purpose jurisdiction south of the intersection of Stassney LN and S 1ST ST. Cynthia DR and Leisure Run RD terminate at the proposed boundary of the Creekside Homes Replat subdivision. On south side, adjoining Turtle Creek Estates Sec 1 has existing Leisure Run RD that terminates at the boundary. Also from the adjoining north side (Windswept Acres Sec 2), Cynthia DR terminates at the boundary of this subdivision. Cynthia DR has not been constructed yet.

Staff recommends approval of the variance with condition for the following reasons:

- The development is proposing a condominium complex with 40 detached homes having internal driveways and one proposed access from S 1ST ST, a minor arterial. Not extending Cynthia DR will not land lock any existing subdivisions because the subdivision to the north has independent access to Stassney LN and to Turtle Creek BLVD.
- Cynthia DR was never constructed and there are old trees at location which will need to be removed. In addition, as a result of neighborhood's concerns, Traffic Impact Analysis (TIA) recommendations made previously on this parcel with the approved zoning case (C14-03-0099) prohibit access to Cynthia DR and Leisure Run RD.
- With approved zoning case (C14-03-0099), a private restrictive covenant was created as an agreement between the neighborhood and the owner of this property. It requests pedestrian walkway access to Leisure Run RD.

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Staff recommends approval of the variance based on following condition:

- Only emergency vehicular access from the property to Leisure Run RD is permitted. Bicycle and pedestrian access to Leisure Run RD is required.

If you have any further questions or require additional information, please contact me at 974-6421.



Shilpa Bhadsavle
Transportation Review Staff



PERALES ENGINEERING, LLC
Land Development and Environmental Consulting

C10
/H

October 18, 2012

Greg Guernsey,
Director Planning and Development Review Department
505 Barton Springs Rd.
Austin TX, 78703

RE: Transportation Variance Request (C8-2012-0094.0A)

Dear Mr. Guernsey:

Please accept this letter as our formal request for a variance from the requirements to connect to the existing Right-Of-Way adjacent to our site according to City of Austin Land Development Code Section 25-4-151. According to the previously approved plat (case number: C8-94-0021.0A) the connections to Leisure Run road and Cynthia Drive are restricted. The site is located at 5616 S. 1st Street, Austin Travis County Texas.

If you would like to discuss further or need additional information, please don't hesitate to contact our office.



Sincerely,

A handwritten signature in black ink, appearing to be 'Jerry Perales', written over a circular stamp or seal.

Jerry Perales, PE
President

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-  Subject Tract
-  Base Map

CASE#: CB-2012-0094.0A
LOCATION: 5616 S. 1st Street



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

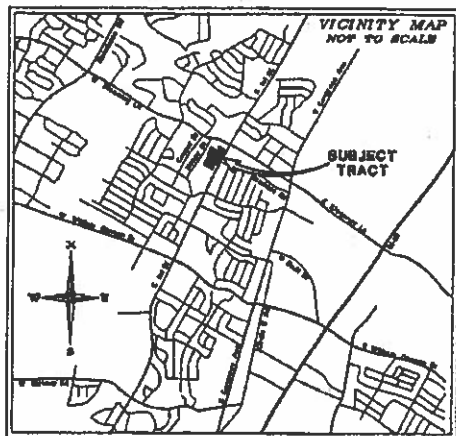
Age Group	No	Yes	Don't know	Refuse to answer
100	~85%	~10%	~3%	~2%
0	~10%	~85%	~3%	~2%
50	~10%	~85%	~3%	~2%
100	~10%	~85%	~3%	~2%
200	~10%	~85%	~3%	~2%

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- Nylon Red Found
- Nylon Pipe Found unless noted
- Nylon Red Found with plastic cap imprinted with "ATE" unless noted
- Pl Mail Found with string imprinted "Chevrolet"
- Cotton Oil Spindle Found
- Cotton Oil Spindle Sol
- Calculated Point

LOT SUMMARY
 Total Number of Lots = 2
 Lot 1 = 8.148 Acres
 Lot 2 = 0.324 Acres
 Total Area = 36.848 Acres; Pool = 0.073 Acres
 Lot 1 Commercial Use
 Lot 2 Residential Use

WILLIAM CANNON LEAGUE ABSTRACT NO. 6



OWNER/SUBDIVIDER:	Creekside Homes, LP 2003 S. 1st Street Austin, Texas 78704	Fairview Baptist Church 8806 S. 1st Street Austin, Texas 78745
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ENGINEER: PERALES ENGINEERING, L.L.C.
2005 S. 1st Street
Austin, Texas 78706

SURVEYOR: MOLT CARSON, INC.
1904 Fortview Road
Austin, Texas 78704



THE STATE OF TEXAS *
THE COUNTY OF TRAVIS *

I, Matt Carson, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that this plan complies with Title 26 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Registered Professional Land Surveyor No.
HOLT CARSON, INC.
1904 Farview Road Austin, Texas 78704
(512)-442-0990

THE STATE OF TEXAS " "
THE COUNTY OF TRAVIS " "

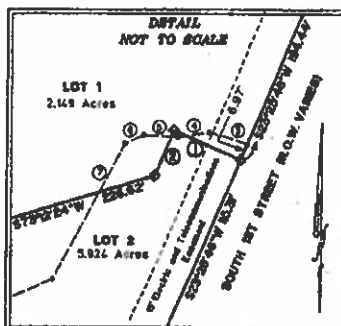
I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 1315(e); I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

A portion of this subdivision lies within the boundaries of the 100-year flood plain of a waterway that is within the limits of study of the Federal Flood Administration FIRM panel 18453C, 0345 H, dated September 25, 2009.

Jerry Perales P.E. No. 96679
PERALES ENGINEERING, LLC.
2005 S. 1st Street
Austin, Texas 78704



1-26-2012
Date



NUMBERED COURSES			
11N	68-29-40	W	30.00
21S	25-29-36	W	20.00
31N	72-34-22	W	16.21
41S	81-21-49	W	13.48
51N	68-49-28	W	14.08
61S	69-47-01	W	8.26
71S	27-44-81	W	22.40
81S	95-17-30	W	25.47
91S	78-37-03	W	60.40
101S	64-14-06	W	8.42
111S	29-07-58	W	30.31
121S	82-18-44	W	34.81
131S	82-18-44	W	18.42
141S	31-26-03	W	0.18
151S	38-43-12	W	2.87
161S	48-11-05	W	61.42
171S	88-43-00	W	17.28
181S	45-23-58	W	105.68
191S	80-80-03	W	47.10